

PLANNING COMMISSION MINUTES OF 04/11/05

2005-0096 – Sal Caruso Designs [Applicant] **Teresi Investments** [Owner]: Application for related proposals on a 1.4-acre site located at **857 and 865 Carlisle Way** in an R-3 (Medium-Density Residential) Zoning District. (APN: 309-10-001, 002) SL

- **Rezone** from R-3 (Medium-Density Residential) to R-3/PD (Medium-Density Residential/Planned Development) Zoning District, and
- **Special Development Permit** to modify 60 apartments into 60 condominium units.
- **Tentative Map** to allow 60 condominium lots and one common lot.

Steve Lynch, Associate Planner, presented the staff report. This is a request for a Rezone, a Special Development Permit and Tentative Map converting 60 rental townhomes into 60 ownership condominium townhomes. This is one of the first residential conversions the City has seen in a lot of years due to difficult requirements in the Sunnyvale Municipal Code related to parking, open space, and ADA requirements. The applicant is requesting deviations to the requirement for distance between the buildings and the setbacks in the rear carport area. The two outstanding areas that the applicant is still working on are proposed color schemes and the trash enclosure locations. There are special Conditions of Approval that apply to residential conversions that are not listed in the staff report as they are code requirements and part of the conversion ordinance. The requirements are primarily related to tenant relocation of existing rental tenants. The applicant is aware of these requirements. Staff was able to make the findings for this project and is recommending approval with the attached conditions.

Comm. Klein, questioned the total dollar amount shown on the Pay Park In-leiu fees listed in the Conditions of Approval item 13. E. Staff responded that the number is incorrect and will be corrected in the report, the total actually being closer to \$324,000.

Chair Moylan, followed up on the trash enclosure issue discussing with staff possible solutions for alternative locations for the dumpsters as currently the dumpsters are primarily in the back near the carports. Dumpsters need to be located where Solid Waste trucks can access them and placement has to be well thought out as some residents could be impacted by being too close or too far from the dumpsters. Staff responded that the Sunnyvale Municipal Code discourages dumpsters in the front and other specified locations but with a Special Development Permit you can approve alternative locations for the dumpsters.

Chair Moylan opened the public hearing.

Sal Caruso, Project Architect and Applicant, stated he was available to answer questions regarding the project. He has worked closely with various staff in City departments and has tried to follow staff suggestions and directives. The applicant stated he is open to further direction regarding the Solid Waste issues.

Comm. Simons questioned if there were new color palates different from what was originally presented at the Study Session. Mr. Caruso said there are five new color palates provided tonight that are more intense and diverse from what was provided at the previous session.

Comm. Babcock, asked if the trash issue ever comes up when units are being sold. Mr. Caruso said that usually prospective purchasers want the dumpsters far away from their front door and not near living or play areas and that most people are willing to have dumpsters further away and near parking areas.

Harriet B. Rowe, Sunnyvale resident, expressed her support for this project which updates an older piece of property but retains a community feeling. She commended the applicant for including a clubhouse, on the aesthetic updates and for providing grassy areas for children to play. She questioned why the report indicates that no hanging lockers are allowed in carports.

Sal Caruso, responded that the disapproval of hanging lockers were a City issue. He stated that he hopes the Commission recommends approval of this project. He added that the project site is surrounded by single-family residences and making this an ownership product should entice greater resurgence and be an improvement to the overall neighborhood.

Chair Moylan closed the public hearing.

Chair Moylan, asked staff why hanging lockers are not allowed. Staff confirmed that one of the Conditions of Approval in the report disallows hanging lockers. Staff stated that the project plans already include adequate lockable storage and patio areas for the residents and that hanging lockers are often unmaintained and become unsightly.

Comm. Babcock, moved for **Alternative 1, to introduce and Ordinance to Rezone 857-865 Carlisle Way from R-3 to R-3/PD and approve the Special Development Permit and Tentative Map with the attached conditions.**
Comm. Sulser seconded.

Comm. Babcock, stated that this is an excellent reuse project, bringing a lower-end building to a higher level. The project includes a good use of open space, good landscaping and provides more homeowner opportunities including eight Below Market Rate units.

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Comm. Simons also expressed support for the motion and said it is nice to see the reinvestment into the community.

Final Motion:

Comm. Babcock made a motion on Item 2005-0096 for Alternative 1 to introduce an Ordinance to Rezone 857-865 Carlisle Way from R-3 to R-3/PD and approve the Special Development Permit and Tentative Map with the attached conditions. Comm. Sulser seconded.

Motion carried unanimously, 7-0.

Ms. Ryan stated that this Item will be considered by the City Council on April 26, 2005.